

REPORT OF THE COMMITTEE ON ZONING AND BUILDING

November 1, 2012

The Honorable,
The Board of Commissioners of Cook County

ATTENDANCE

Present: Chairman Silvestri, Commissioners Beavers, Butler, Collins, Daley, Fritchey, Gainer, Garcia, Gorman, Goslin, Schneider, Sims, Steele, Suffredin and Tobolski (15)

Absent: Vice Chairman Murphy and Commissioners Reyes (2)

Ladies and Gentlemen:

Your Committee on Zoning and Building, having had under consideration the matter hereinafter mentioned, respectfully reports and recommends as follows:

SECTION 1

Your Committee has considered the following numbered and described applications requesting a public hearing before the Cook County Zoning Board of Appeals on a request for a Special Use on certain properties described therein:

317537 DOCKET #8815 - JOANNA PIETRZYK, Owner, 422 Springsouth Road, Schaumburg, Illinois 60193. (Application SU-12-06; Z12031). Submitted by same. Seeking a SPECIAL USE in the R-4 Single Family Residence District to allow for a Scuba Diving Classroom and Shop in the single family residence in Section 32 of Schaumburg Township. Property consists of 0.589 of an acre, County Board District #15. Intended use: Family room for scuba diving classroom.

Recommendation: That the application be denied.

Conditions: None

Objectors: The Village of Schaumburg has approved Resolution 12-O-69, which opposes the Special Use for a home occupation for a Sea Lions Center.

Forty (40) objectors were acknowledged at the hearing.

Commissioner Goslin, seconded by Commissioner Schneider, moved the Approval of Communication No. 317537. The motion carried.

318646 DOCKET #8825 - TRALON DURRETT, Owner, 4048 206th Street, Matteson, Illinois, Application (No. SU-12-07; Z12041). Submitted by same. Seeking a Special Use for a Unique Use in the R-4 Single Family Residence District to allow for training and imprinting law enforcement canines for narcotic detection in Section 15 of Rich Township. The Subject Property consists of 210 of acre along West 206th Street, has a lot depth of 298.78 feet and encompasses an area that totals 65,340 square feet or approximately 1.5 acres. The Subject Property is located on the North side of West 206th Street 375 feet East of Keeler Avenue with a common address of 4048 West 206th Street, in Cook County, Illinois, Rich Township, County Board District #5. Intended use: For training and imprinting Law Enforcement canines in all phases of narcotic and scent work.

Recommendation: that the application be granted with a conditions.

Conditions: Two (2) conditions:

- (1) The dog training area be fenced to encase dogs to the rear of the property.
- (2) Limitation of training to 10 dogs of less at one time.

Objectors: Three (3) objectors acknowledge at the hearing.

Commissioner Goslin, seconded by Commissioner Fritchey, moved the Approval of Communication No. 318646. The motion carried.

318647 DOCKET #8826 - 4900 SOUTH MASON, LLC., Owner, Application (No. SU-12-08; Z12042). Submitted by Michael J. Laird. Seeking a SPECIAL USE in the I-3 Industrial District to operate a truck sales and service company and to allow for repairing and maintenance of their trucks on site in Section 8 of Stickney Township. The Subject Property consists of 1.62 acres on the West side of Mason Avenue approximately 784 feet North of 51st Street in Section 8 of Stickney Township, County Board District #11. Intended use: To operate a truck sales and service company and to allow for repairing and maintenance of their trucks on site.

Recommendation: That the application be granted.

Conditions: None

Objectors: None

Commissioner Goslin, seconded by Commissioner Beavers, moved the Approval of Communication No. 318647. The motion carried.

SECTION 2

Your Committee has considered the following items and upon the adoption of this report the recommendations are as follows:

- 320578 DOCKET #8854 – BARRY OSTROWSKI, Owner/Applicant, Application (No. V-12-56; Z12070): Variation to reduce the lot width from the minimum required 150 feet to 99.25 feet (existing); reduce the lot area from minimum required 40,000 square feet to 113,141 square feet (existing); reduce left interior side yard setback from the minimum required 15 feet to 13.9 feet (existing residence); and reduce right interior side yard setback from the minimum required 15 feet to 5.3 feet for an after the fact shed on well and septic in the R-4 Single Family Residence District. The Subject Property consists of approximately 0.30 of an acre located on the West side of 113th Avenue approximately 99.25 feet of 157th Street, in Section 18 of Orland Township, County Board District #17.

Recommendation: That the application be granted.

Conditions: None

Objectors: None

Commissioner Goslin, seconded by Commissioner Garcia, moved the Approval of Communication No. 320578. The motion carried.

- 320579 DOCKET #8855 - PETER AND LINDA SMETANA, Owners/Weather Seal NV - Sash Applicant, Application (No. V-12-57; Z12071): Variation to reduce the left interior side yard setback from minimum required 15 feet to 6.15 feet (existing) for an addition in the R-4 Single Family Residence District. The Subject Property consists of approximately 0.63 of an acre located on the East side of Wolf Road approximately 516 feet North of 59th Street, in Section 17 of Lyons Township, County Board District #16. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

Commissioner Goslin, seconded by Commissioner Garcia, moved the Approval of Communication No. 320579. The motion carried.

- 320580 DOCKET #8857 - WAYNE SAMOJLA, Owner/Vasilios Mitsiopoulos DBA Mitsi Builders, Inc. Applicant, Application (No. V-12-59; Z12073): Variation to reduce the rear yard setback from minimum required 40 feet to 17 feet 7 inches for an attached garage; reduce left interior side yard setback from minimum required 10 feet to 4 feet; and reduce rear yard setback from minimum required 5 feet to 3 feet for an existing shed in the R-5 Single Family Residence District. The Subject Property consists of approximately 0.24 of an acre located on the Southwest corner of Garden Street and Highland Avenue in Northfield Township, County Board District #14.

Recommendation: That the application be granted.

Conditions: None

Objectors: None

Commissioner Goslin, seconded by Commissioner Garcia, moved the Approval of Communication No. 320580. The motion carried.

SECTION 3

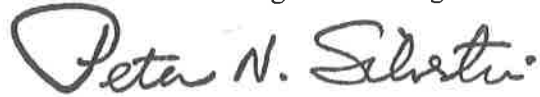
Your Committee has considered the following items and upon the adoption of this report the recommendation is as follows:

- 320581 KATARZYNA KOBYLARCZYK, Owner, 6540 West 92nd Street, Oak Lawn, Illinois 60453, Application (SU-12-14; Z12074). Submitted by same. Seeking a SPECIAL USE for a Planned Unit Development (PUD) in R-3 Single Family Residence District to construct a new single family home on a parcel that is designated as "Environmentally Sensitive Area" by the Cook County Comprehensive Land Use Plan map along with a companion Variance (V-12-60; Z12075) to reduce the lot width from minimum required 150 feet to 145 feet (existing Condition) in Section 06 of Lyons Township. Property consists of approximately 1.0 acre located West of 114th Avenue, approximately 270 feet North of Railroad Avenue in Section 06 of Lyons Township, County Board District #17. Intended use: Demolishing the existing one story frame house to building a new custom two story brick and frame home with a basement at the same location of existing home.

Commissioner Garcia, seconded by Commissioner Beavers, referred the above New Application (Communication No. 320581) to the Zoning Board of Appeals. The motion carried.

Commissioner Daley, seconded by Commissioner Suffredin, moved to Adjourn. The motion carried and the meeting was adjourned.

Respectfully submitted,
Committee on Zoning and Building



Peter N. Silvestri, Chairman

Attest:



Matthew B. DeLeon, Secretary